

File No: 117.18

The City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attention: Mayor & Council

March 8, 2018

**Re: Rezoning Application
415 and 435 Michigan Street**

The proposed Landscape Plans have been updated in response to the Application Review Summary comments from the City of Victoria staff, dated October 31st, 2017. In addition, general design adjustments have been made through the CALUC process. The following descriptions are coordinated by numerical reference with the 'bubbled' drawings and provide a brief description of each of these changes.

Item 1: A new 1.2m wide sidewalk is proposed along existing east drive aisle. This provides a new pedestrian connection from Michigan Street to the rear units as well as improving pedestrian access to the existing Charter House residential tower at 435 Michigan Street. The new sidewalk location acknowledges site and neighborhood circulation patterns improving walkability to Downtown and James Bay Village.
REFER BUBBLED AREA 01.

Item 2: The existing rock plinths and walls adjacent to the driveway crossings are now marked to be removed. 3.0m sight triangles as per City of Victoria (CoV), Highway Access Bylaw – Schedule C have been added onto the Landscape Plan to illustrate improved pedestrian safety and better visibility.
REFER BUBBLED AREAS 02.

Item 3: The revised Landscape Plan now integrates class 2 (short term) bicycle racks for the new townhome building and the existing residential Towers, (west Tower bike parking shown on Architectural Site Plan).
REFER BUBBLED AREAS 03.

Item 4: Design adjustment; the metal picket fence now returns to meet the building corners. This respects Crime Prevention Through Environmental Design (CPTED) principles, clearly defining private spaces from the public realm. In addition, the fence treatment is in keeping with the CoV – Guidelines for Fences, Gates and Shutters.
REFER BUBBLED AREAS 04.

Item 5: Additional planting areas have been added.
REFER BUBBLED AREAS 05.

Item 6: New sheet added. The Tree Retention and Removal Plan outlines trees for retention, bylaw protected trees for removal and other trees for removal. Existing trees, tag numbers, size and species are coordinated with the Arborist Report, by Talbot Mackenzie & Associates dated December 21st, 2017. Please note, trees applicable to the development works are listed only. The summary table and plan does not include other site and municipal trees outside of the development area as they will not be affected. It also summarizes the number of new trees proposed as part of the Landscape design.

REFER BUBBLED AREA 06.

Bylaw protected trees removed: 3, other trees removed: 4, total trees removed: 7. New trees onsite: 32. Replacement tree ratio will be 2:1 as per CoV bylaws. 6 trees will be designated as bylaw protected trees (replacements). Trees will be of the appropriate scale, species and location to meet the CoV requirements.

Item 7: The rain garden design has been adjusted on the east side in response to the addition of the new sidewalk. Rain gardens and associated swales will treat two townhome units (previously four) as well as the roof runoff from the mechanical closet.

REFER BUBBLED AREAS 07.

Item 8: Minor rain garden design adjustment in response to the removal of the rock plinth. Function remains the same.

REFER BUBBLED AREA 08.

Item 9: Tree species change and reduction of one tree. Species changed to Columnar Tulip Tree (*Liriodendron tulipifera* 'Fastigiata'), previously English Columnar Oak (*Quercus robur* 'Fastigiata').

REFER BUBBLED AREA 09.

If you have any questions or require further clarification, please feel free to contact our office.

Best regards,



Scott Murdoch

Registered Landscape Architect

Cc: